

APPROVED 7-11-16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, June 6, 2016 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Ronald D. Penton, Vice-Chairman
Curtis D. Andrews, Sr., Secretary
James J. Giulietti
Richard E. Wilson, Alternate
Edward M. Homa, Alternate, sitting for Theresa Ranciato-Viele

MEMBERS ABSENT:

Theresa Ranciato-Viele

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 6:59 p.m. Then, he introduced the Commissioners, town staff and the stenographer and asked Mr. Fredricksen if there were any changes to the agenda. Mr. Fredricksen stated that application #P16-06S, 319 Washington Avenue, has been withdrawn by the applicant and #P16-13, 2015 Whitney Avenue, has been postponed to next month.

PUBLIC HEARINGS:

1. #P16-06S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of Yaccarino's Auto Service, LLC, Applicant, LTD Realty Associates, LLC, Owner, relative to 319 Washington Avenue (Map 85, Lot 4). Plan Entitled: Final Asbuilt, Property Located At 319 Washington Avenue, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated: 8/23/06, rev. 7/10/09. Scale 1" = 20'. IL-30 Zoning District.

Attorney John Parese, representing Yaccarino's Auto Service, LLC, explained to the Commission that the Connecticut General Statute §14-54 has been amended and effective July 1, 2016 the Zoning Board of Appeals will now have jurisdiction over Certificates of Location for a repairer's license so Attorney Parese withdrew the application and will re-apply to the Zoning Board of Appeals. The Commission asked questions and Attorney Parese and Attorney Coppola responded. Then, Attorney Parese thanked the Commission for their time and consideration extended to Mr. and Mrs. Yaccarino.

Mr. Andrews read the call for the Public Hearing.

2. #P16-12 Special Permit Application/Certificate of Location (as authorized by Section 2.1.1.5) of Handprints Preschool, LLC, Applicant, Faith Methodist Church, Inc., Owner, relative to 81 Clintonville Road (Map 67, Lot 141). Plan Entitled: Site Plan for Property of Faith Methodist Church, Inc., Clintonville Road, North Haven, Connecticut. Prepared by Clarence Blair Associates, Inc. Dated: March 11, 1996. Scale 1"=40'. R-20 Zoning District.

Carol Sanford and Mary Adams of Handprints Preschool, presented the application to permit the reestablishment of a daycare facility on this site. The daycare use has historically been an accessory use to the church, the principal use of the property. The daycare was last operated approximately three (3) years ago. No sitework is proposed. Ms. Sanford stated that the hours of operation will be Monday through Friday from 8:00 a.m. to 5:00 p.m. with no more than 30 children in attendance. The Commission asked a few questions and Ms. Sanford responded.

Mr. Carlson asked for public comment. There being no public comment, the Public Hearing was closed.

SITE PLANS:

3. #P16-03 Site Plan Application of Stephan Sperling, August America, LLC, Applicant, August America, LLC, Owner, relative to 300 Universal Drive North, (Map 21, Lot 9). Plan Entitled: Land of August America, LLC, Universal Drive and Eagle Crossing, Town of North Haven, New Haven County, Connecticut. Prepared by Clarence Blair Associates, Inc. Dated: 5/21/2015. Scale 1" = 50'. IL-80 Zoning District.

Attorney John Lambert representing August America presented the application to modify the approval granted by the Commission on 5 May 2008 for application #P08-40. Specifically, the request is to eliminate the cul-de-sac that was to be provided in accordance with Section 4.6 of the Subdivision Regulations. Attorney Lambert offered to replace the round turn around with a hammerhead turn around which meets the Fire Department's requirements. The Commission asked questions and Attorney Lambert and Mr. Bodwell responded.

4. #P16-13 Site Plan Application of Funaro Family, LLC & Diana Melillo, Applicants & Owners, relative to 2015 Whitney Avenue, (Map 41 , Lot 306). Plan entitled: Site Plan, Funaro Family, LLC. 2015 Whitney Avenue, North Haven, Connecticut. Prepared by Connecticut Consulting Engineers, LLC. Dated: 4/15/16. Scale 1"=10'. CN-20 Zoning District.

The application has been postponed to the July 11, 2016 meeting.

DELIBERATION SESSION:

Mr. Giulietti moved to go into deliberations; Mr. Andrews seconded the motion. All were in favor.

PUBLIC HEARING:

2. #P16-12 Special Permit Application/Certificate of Location (as authorized by Section 2.1.1.5) of Handprints Preschool, LLC, Applicant, Faith Methodist Church, Inc., Owner, relative to 81 Clintonville Road.

Mr. Andrews moved to approve the application; Mr. Homa seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa – aye

The application was approved with appropriate conditions.

SITE PLAN:

3. #P16-03 Site Plan Application of Stephan Sperling, August America, LLC, Applicant, August America, LLC, Owner, relative to 300 Universal Drive North.

Mr. Giulietti moved to approve the amended site plan; Mr. Homa seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa – aye

The application was approved with appropriate conditions.

OTHER:

- #P16-08, 281 Washington Avenue

Mr. Jim Pretti of Criscuolo Engineering explained that the proposed location of the new building was only 10' from a gas pipeline instead of the required distance of 40' so the building will be rotated in order to be in compliance. Also, the proposed new building has been modified from a two story building to a single story building.

Mr. Giulietti moved to approve the modified site plan; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa – aye

- #P16-09, 120 Quinnipiac Avenue

Mr. Fredricksen explained that the owner is requesting to decrease the percentage of masonry wainscot required for the facade of the proposed new building and to modify the building elevation.

Mr. Penton moved to approve the modified site plan with the decrease in the percentage of masonry wainscot; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa – aye

EXTENSIONS: None

BONDS:

- #P14-08, 550 Universal Drive North, Cinemark

Mr. Bodwell confirmed that Cinemark has committed to the granting of an easement for the construction of a walking trail.

Mr. Penton moved to reduce the bond for application #P14-08, 550 Universal Drive North, from \$2,700,000.00 to \$1,100,000.00; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa – aye

- #P15-07, 20 Peck Street

Mr. Penton moved to release the entire bond for application #P15-07, 20 Peck Street, in the amount of \$2,500.00; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa – aye

- #P12-38, 520 Washington Avenue

Mr. Andrews moved to release the entire bond for application #P12-38, 520 Washington Avenue, in the amount of \$50,000.00; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa – aye

CHANGE OF USE:

- 88 Old Broadway West, Unit C

Mr. Fredricksen gave a brief overview of the change of use for a coffee shop. Then, Mr. Carlson asked to continue this item to next month so the applicant can be present to answer further questions from the Commission.

- 311 Washington Avenue

Mr. Jonathan Gee, applicant, presented the change of use for a car detailing business. The hours of operation will be Monday through Saturday from 9:00 a.m. to 5:00 p.m. with approximately three employees on site. The Commission asked questions and Mr. Gee and Mr. Fredricksen responded. Then, Mr. Giulietti requested that cars kept overnight be stored inside and there be no outside storage.

Mr. Giulietti moved to approve the change of use for a car detailing business with the condition that cars kept overnight be stored inside and there be no outside storage; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa – aye

CORRESPONDENCE: Town of North Branford, Referral

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:

- May 2, 2016

Mr. Andrews moved to approve the May 2, 2016 meeting minutes; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Homa – aye

- May 23, 2016 (POCD)

Mr. Homa moved to approve the May 23, 2016 meeting minutes; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Homa – aye

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mr. Andrews seconded the motion. The meeting was adjourned at 7:42 PM.